



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Elisa Vitale, Case Manager
Joel Lawson, Associate Director Development Review

DATE: April 16, 2013

SUBJECT: BZA Case 18535 - request for special exception relief under § 223 to construct a deck with addition below at the existing row dwelling at 3411 Quebec Street, NW.

I. OFFICE OF PLANNING RECOMMENDATION

With regards to this proposal to construct a deck with addition below, the Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 405.9, side yard (8 feet required: east side yard 0 feet existing and 0 feet proposed; west side yard 0 feet existing and 0 feet proposed).

OP staff notes that the lot is nonconforming with respect to lot area and lot width (§ 401.3).

II. LOCATION AND SITE DESCRIPTION

Address:	3411 Quebec Street, NW (See Attachment 1.)
Legal Description:	Square 2063, Lot 87
Ward/ANC:	3C
Lot Characteristics:	The property is rectangular in shape and abuts a 15-foot wide improved public alley at the northern property line.
Zoning:	R-2 – one-family semi-detached dwellings.
Existing Development:	Attached row dwelling, which is not permitted in this zone.
Adjacent Properties:	Attached row dwellings to the east and west; semi-detached dwellings to the south, and detached dwellings to the north.
Surrounding Neighborhood Character:	The neighborhood is characterized by a mix of attached, semi-detached and detached one-family dwellings.

III. PROJECT DESCRIPTION IN BRIEF

Applicant:	Joel Starr and Melissa Moye, property owners
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row dwelling and deck encroach into the required side yards and the proposed deck and addition would not extend beyond the sidewall of the existing dwelling. Because the subject property is a row dwelling and shares party walls on the east and west sides, the existing side yards are 0 feet in width.

To the east (3409 Quebec Street, NW) and west (3413 Quebec Street, NW) of the property are attached row dwellings. To the north of the property is the alley, and across the alley, the rear yard of the detached one-family dwelling at 3404 Rodman Street, NW. The proposed construction would not encroach in the required 25-foot rear yard setback nor would it further encroach into the west side yard. The proposed construction would extend the encroachment in the east side yard by constructing a deck and addition that span the width of the property. The rear of the row dwelling at 3409 Quebec Street, NW is set back and separated from the subject property by a brick wall. 3413 Quebec Street, NW features a deck that extends from property line to property line and is of a similar depth as the proposed deck at the subject property.

- (b) *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*

Privacy of use and enjoyment of neighboring properties should not be unduly compromised. The proposed deck and addition would be separated from 3409 Quebec Street, NW because the rear wall of 3409 Quebec is set back from the rear wall of 3411 Quebec and there is an existing brick wall that provides separation. The applicant is proposing to increase the height of the brick wall so that it would extend to the base of the deck. The proposed deck and addition would not extend beyond the existing deck at 3413 Quebec Street. The privacy of use and enjoyment of neighboring properties should not be unduly compromised.

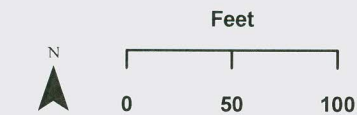
The applicant is proposing a lattice screen along the proposed deck at the east and west side yards and cable rail at the rear, which would allow light and air to reach the adjoining properties. Therefore, the proposed addition should not unduly affect the light and air available to neighboring properties.

- (c) *The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and*

The proposed deck and addition would not be visible from Quebec Street, NW. The scale, massing, and materials of the proposed addition would match existing additions at the rear of the row dwellings on Quebec Street. Given the modest size of the proposed deck and addition, the project as proposed should not negatively impact the character, scale and pattern of houses as seen from the alley.

- (d) *In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.*

The submission provided sufficient information about this proposal.



Government of the District of Columbia
Office of Planning ~ April 5, 2013

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

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